Karen Johnson Davidson County
Batch# 1354497 DEEDWARRSP
12/05/2025 09:18:30 AM 5 pgs
Fees: $28.00 Taxes: $48,470.00
20251205-0096737

THIS INSTRUMENT PREPARED BY: Buchalter, a Professional Corporation 1 Music Circle South, Suite 300 Nashville, TN 37203 Attn: Talbott Ottinger	STATE OF NY COUNTY OF NY The actual consideration or value, whichever is greater, for this transfer is $13,100,000.00. _____ Affiant Subscribed and sworn to before me, this 4th day of December, 2025. _____ Notary Public My Commission Expires: _____ LILIT MANUKYAN Notary Public, State of New York No. 01MA0011911 Qualified in Kings County Commission Expires August 14, 2027

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
AREA 51 PROPCO LLC 1111 16th Ave South Nashville, TN 37212	New Owner	070-10-0-017.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PETER BRUCE, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey unto **AREA 51 PROPCO LLC**, a Tennessee limited liability company ("Grantee"), Grantee's successors, and assigns, certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 601 Mainstream Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[*Remainder of Page Left Intentionally Blank; Signatures on Following Page(s).*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 4th day of December, 2025.

GRANTOR:

PETER BRUCE, LLC,
a Tennessee limited liability company
By: The C.S. Kansas City Corp

By: _____
Lawrence Chaifetz
Its: Secretary

STATE OF NY)
) ss.
COUNTY OF NY)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Lawrence Chaifetz, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Secretary of The C.S. Kansas City Corp., a Missouri Corporation, and that as such Secretary acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in New York, New York, this the 4th day of December, 2025.

_____
NOTARY PUBLIC

My Commission Expires: _____

LILIT MANUKYAN
Notary Public, State of New York
No. 01MA0011911
Qualified in Kings County
Commission Expires August 14, 2027

EXHIBIT A

Legal Description

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Parcel I

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Section 20, Resubdivision of part of Section 17, METROCENTER, TRACT 37-M, of record in Book 6200, Page 231, Register's Office for Davidson County, Tennessee and as further described as follows:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the North by the Cumberland River, South by Mainstream Drive, Northwest of Great Circle Road and being Lot 1 of TRACT 37M, Section 20, METROCENTER, of record in Book 6200, Page 231, R.O.D.C., Tennessee, more particularly described as follows:

Beginning at a point in the Northerly right-of-way of Mainstream Drive, said point being the most Southwesterly common corner of Lot 37L as shown on the plan of Resubdivision of part of Section II, METROCENTER, TRACT 37L as of record in Plat Book 5800, Page 42, R.O.D.C.; thence, with the Northerly margin of Mainstream Drive, South 65 degrees 52 minutes, 20 seconds, West 638.68 feet to a point; thence, leaving said right-of-way, North 24 degrees 07 minutes 40 seconds West, 484.04 feet to a pointing the low water line of the Cumberland River; thence, with said low water line, North 65 degrees, 40 minutes 00 seconds East, 289.46 feet to a point; thence, continuing North 69 degrees 46 minutes 00 seconds East, 381.27 feet to a point; thence leaving said low water line, South 20 degrees 14 minutes 40 seconds East, 460.24 feet to the Point of Beginning.

Parcel II

Together with, the benefits and rights benefiting Parcel I set forth in the Declaration of Reciprocal Rights and Easements of record in Book 6542, Page 960 as amended in Book 6985, Page 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter Bruce LLC, a Tennessee limited liability company, by Quitclaim Deed from Peter Bruce Ltd., a New Jersey corporation formerly known as Bethune Holding Corp., of record in Instrument No. 200706270076691, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. All matters shown on plat(s) of record in Book 4660, Page 33; Book 5200, Page 237; and Book 6200, Page 231, in the Register's Office of Davidson County, Tennessee.
2. Terms and provisions of Declaration of Reciprocal Rights and Easements, by The Corners Building, Inc., a Delaware corporation, of record in Book 6542, Page 960 as amended in Book 6985, Page 85, in the Register's Office of Davidson County, Tennessee.
3. Terms and provisions of Declarations of Agreements, Charges, Assessments and Liens for Metrocenter Business Park, by Metrocenter Properties, a Tennessee general partnership, of record in Book 7487, Page 952, in the Register's Office of Davidson County, Tennessee.
4. Terms and provisions of Agreement for Dedication of Easement for Storm Drainage and Levee Inspection/Maintenance, by and between Peter Bruce, LLC and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 202506060044694, in the Register's Office of Davidson County, Tennessee.
5. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.
6. Easement for the flow of the waters of Cumberland River, and the rights of the public therein.
7. Rights of upper and lower riparian owners to the flow of the water of Cumberland River, free from diminution or pollution.
8. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Cumberland River.
9. Terms and provisions of Warranty Deed of Flowage Easement, by and between United States of American and Marquette Cement Manufacturing, of record in Book 2291, Page 295, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Krist Tate, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/4/2025 (date of document).

Affiant Signature

12/4/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of December, 2025.

Erica Allyn
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

